

CITY OF AUSTIN

CASE # 2011-009353 RA
PLAN REVIEW # _____

TP# 01 1501 0312

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

ROW# 10544039

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1512 HARDOLLIN

LEGAL DESCRIPTION: Subdivision - PEMBERTO HEIGHTS

Lot(s) 5,737' OF LOT 1 AND W. 20' OF LOT 2
Block 4 Outlot — Division SECTION 1

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We JAMES HOLLAND on behalf of myself/ourselves as authorized agent for

MATT AND RITA KREISLE affirm that on FEB. 9, 2011,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
- ☐ Maximum Linear feet of Gables protruding from setback plane
- ☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

ADD GROUND FLOOR HOME OFFICE AND SECOND
FLOOR ADDITION MASTER BEDROOM OVER THE
GARAGE FROM THE ALLOWABLE 40% (3659.2 SF)
TO 47.6% (4355 SF) FOR A TOTAL OF 6413.8 SF.

in a SF3-N/P zoning district. OLD WEST AUSTIN

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) - case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

1512 HARDOLLIN

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

SEE ATTACHED

REQUEST:

2. The request for the modification is unique to the property in that:

SEE ATTACHED

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

SEE ATTACHED

1512 HARDOLLIN
2-11-2011

Please describe request. Please be brief but thorough.

Our .210 Acre Lot (9,148 SF) in Pemberton Heights is zoned SF-3 with a Floor Area Ratio (FAR) of .4 -- equating to a maximum buildable area of 3,659 SF. The maximum variance allowed through the Residential Design and Compatibility Commission (RDCC) would permit an increase of up to 25% -- or 915 SF -- bringing the total allowable building area through approved variance to 4,574 SF.

Our existing house is 2,905 SF with a 624 SF attached Garage for a total of 3,529 SF -- exclusive of any garage off-sets. We are requesting a variance to allow the addition of a ground floor studio and second floor master suite above the garage for a total of 939 SF new -- which will bring the total square footage *exclusive of garage off-sets* to 4,465 SF -- or a 22% increase.

A 200 SF *attached* Garage off-set would bring the total building area to 4,265 SF -- or a 16.5% increase. A 450 SF *detached* Garage "hardship" off-set would bring the total building area to 4,065 -- or an 11% increase. Additional justification for a variance approval may be attributed to planning inefficiencies resulting from the unique configuration of the lot as described below.

REASONABLE USE:

947

- 1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:**

We feel that in assessing reasonable use under the Residential Design and Compatibility Standards Ordinance, consideration should be given to the uniqueness of a specific property under which may result in planning limitations imposed upon its use that are not typical of other comparable properties for which the Ordinance was intended.

As a result of the property's historic zoning, the lot size, "square" configuration and corner location of the subject property is unique to the Pemberton Heights neighborhood which imposes limitations upon its usage not imposed on other comparable properties. Compared with the similarly sized adjacent "elongated" mid-block Lot configurations that are typical of the Pemberton Heights neighborhood, the buildable area and configuration of the subject lot is only about 60' x 75' or approximately 50% of the total lot area versus approximately 66% for the adjacent "typical" property -- while over 80% of the lot area is located to front-yard setback areas or the "public face" of the property contributing to the overall quality of the neighborhood as compared to only 30% for the adjacent typical lot.

In addition, the total area of the house after expansion is comparable to structures on other adjacent lots including both existing and new residences -- as well as other recently approved variances for similar area increases.

REQUEST:

- 2. The request for the modification is unique to the property in that:**

1512 HARDOWIN
2-11-2011

Because of the unique lot configuration of the historical subdivision – which results in more street yard being dedicated toward the quality of the overall neighborhood than is typical with other lots while resulting in a reduction in the overall buildable area and size, it is not possible to achieve the same planning efficiencies and FAR off-sets that is achievable under the elongated lot configuration typical of almost all other lots within the Pemberton Heights neighborhood.

AREA CHARACTER:

- 3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:**

As proposed, the addition conforms with and reinforces the traditional character of the existing Pemberton Heights neighborhood – as well as specific adjacent and neighboring properties. Its visual impact may be assessed at three levels: 1) the open front porch addition, 2) the single studio addition to the rear of the house, and 3) the second story addition above the existing single story garage.

The open porch addition proposed across the front of the house replaces the smaller front door _____. It is characteristic of the traditional style and a typical feature of many houses in the neighborhood – while reinforcing a welcoming “front porch” friendliness and pedestrian nature of the neighborhood. Other than the front porch, the addition does not expand the “front-yard” footprint of the existing residence – but rather extends the roof lines, massing, scale and proportion of the existing structure over the one-story existing garage.

The single story studio addition is located in the back yard behind the garage / second story addition and will not be visible from the public ROW’s of either Hardouin Avenue or Harris Boulevard. Internally, the addition is within the established rear and side yard setbacks, behind fenced and landscaped buffers, and will not visually detract from either adjacent structure.

The second floor addition above the existing garage is a continuation of the existing roof line, massing and proportion of the existing house – while fronting on the side onto the two-story high “blank” roof of the adjacent property. Softened by the existing trees across the front and side of the house, it will have minimal visibility and impact on the neighborhood as a whole – or on adjacent residents.

As proposed, the addition will meet the intent and purpose of the existing RDCC ordinance and regulations, reinforce and improve upon the quality and friendliness of the Pemberton Heights neighborhood, be compatible with the size and scale of the surrounding neighborhood and have no negative impact on the character and use of adjacent properties.

1512 HARDOUIN

2-11-2011

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1512 HARDOWN

City, State AUSTIN, TEXAS Zip 78703

Phone 512-577-2061 Printed Name JAMBL HOLLAND

Signature [Signature] Date 2-11-2011

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1512 HARDOWN

City, State AUSTIN, TEXAS Zip 78703

Phone 512-750-2484 Printed Name MATTHEW KREISLER

Signature [Signature] authorized agent Date FEB. 11, 2011

Email - jhhj1413@aol.com

RESIDENTIAL PERMIT APPLICATION "A"

2011-004353RA
 Buil Permit No. _____
 Plat No. _____ Date 2-7-2011
 Reviewer Brent Hendricks

PRIMARY PROJECT DATA

Service Address 1512 HARDOVIN Tax Parcel No. 0115010312
 Legal Description S. 73.7' OF LOT 1 AND W. 20' OF LOT 2
 Lot 4 Block 4 Subdivision PEMBERTO HEIGHTS Section 1 Phase ---

If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool

☒ Remodel (specify) FIRST FLOOR KITCHEN + PANTRY =
SECOND FLOOR MASTER CLO.
☒ Addition (specify) FIRST FLOOR STUDY =
SEC. FL. MASTER BR + BTH + CLO =
☒ Other (specify) FRONT PORCH =

Zoning (e.g. SF-1, SF-2...) SF3-N/P Old West Austin DEMO & Rebuild front porch

- Height of Principal building 23 ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____

- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the _____

Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No.

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway/
 Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 9148 sq.ft.
 Job Valuation - Principal Building \$ _____
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)
 TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ _____
 (Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name MATTHEW AND RITA KREISLE Telephone (h) 512-451-1015
 (w) 512-970-4388
 BUILDER Company Name _____ Telephone _____
 Contact/Applicant's Name _____ Pager _____
 DRIVEWAY/ SIDEWALK Contractor NONE FAX _____
 Telephone _____
 CERTIFICATE OF OCCUPANCY Name MATTHEW AND RITA KREISLE Telephone 512-451-1015
 Address 1512 HARDOVIN AVE City AKS ST TX ZIP 78703

I would like to be notified when your application is approved, please select the method:
☐ telephone ☒ e-mail: _____

shhj1413@aol.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

10-12-10

1512
 HARDOVIN
 10F

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE James H. Holland Jr. DATE 10-12-10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

ejection Notes/Additional Comments (for office use only):

VOID - 1981-015898 BP - Min Stordord - Bndl -
Demo - Residence - #870550 finalized 2/25/1987
Corner Lot - Hardouin & Harris Blvd.
Demo Pmt Road for (Partial Demo)
LSD - C81-2010-0283
HLMC - Apprd - NRD-2010-0144
Historical - NRHD
RDS -
Tree Review -
RDCC - FAR

Address _____

Applicant's Signature _____

Date _____

10-12-10
1512 HARDOUIN
2 OF _____

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	1680 sq.ft.	293 sq.ft.
b. 2 nd floor conditioned area	<1164> sq.ft.	<654> sq.ft.
c. 3 rd floor conditioned area	— sq.ft.	— sq.ft.
d. Basement	— sq.ft.	— sq.ft.
e. Garage / Carport	— sq.ft.	— sq.ft.
✓ attached	624 sq.ft.	— sq.ft.
detached	— sq.ft.	— sq.ft.
f. Wood decks [must be counted at 100%]	— sq.ft.	— sq.ft.
g. Breezeways	— sq.ft.	— sq.ft.
h. Covered patios	— sq.ft.	— sq.ft.
i. Covered porches 6x10 (FRONT)	— sq.ft.	— sq.ft.
j. Balconies	60 sq.ft.	135 sq.ft.
k. Swimming pool(s) [pool surface area(s)]	— sq.ft.	— sq.ft.
l. Other building or covered area(s)	— sq.ft.	— sq.ft.
Specify		
4550		
- 1758 TOTAL BUILDING AREA (add a. through l.)	3468 sq.ft.	1082 sq.ft.
2792	2364	428

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

2792
9148

2792 sq.ft. ✓
30.5 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2792 sq.ft.
b. Driveway area on private property	985 sq.ft.
c. Sidewalk / walkways on private property	178 sq.ft.
d. Uncovered patios	— sq.ft.
e. Uncovered wood decks [may be counted at 50%]	— sq.ft.
f. Air conditioner pads	30 sq.ft.
g. Concrete decks	— sq.ft.
h. Other (specify)	— sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 3985
9148

3985 SF sq.ft.
43.5 % of lot

CONVERTED APPLICATION TO FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Address 1512 HARDOUN

Applicant's Signature

James H. Holland Jr

Date 10-12-10

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

I. 1st Floor Gross Area

- a. 1st floor area (excluding covered or uncovered finished ground-floor porches)
- b. 1st floor area with ceiling height over 15 feet.
- c. TOTAL (add a and b above)

Existing

New / Addition

<u>1680</u> sq.ft.	<u>293</u> sq.ft.
sq.ft.	sq.ft.
sq.ft.	sq.ft.

II. 2nd Floor Gross Area See note ¹ below

- d. 2nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)
- e. 2nd floor area with ceiling height > 15 feet.
- f. TOTAL (add d and e above)

<u>1104</u> sq.ft.	<u>654</u> sq.ft.
sq.ft.	sq.ft.
sq.ft.	sq.ft.

III. 3rd Floor Gross Area See note ¹ below

- g. 3rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).
- h. 3rd floor area with ceiling height > 15 feet
- i. TOTAL (add g and h above)

sq.ft.	sq.ft.
sq.ft.	sq.ft.
sq.ft.	sq.ft.

IV. Basement Gross Area

- j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.

sq.ft.	sq.ft.
--------	--------

V. Garage

- k. attached (subtract 200 square feet if used to meet the minimum parking requirement)
- l. detached (subtract 450 square feet if more than 10 feet from principal structure)

<u>624</u> sq.ft.	sq.ft.
sq.ft.	sq.ft.

VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)

sq.ft.	sq.ft.
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VII. TOTAL

<u>3408</u> sq.ft.	<u>947</u> sq.ft.
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4355	Max 3659.2	TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>4355</u> sq. ft.
		GROSS AREA OF LOT	<u>9148</u> sq. ft.
6958.2		FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>47.6 %</u>

- Second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.
- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
 - It only has one floor within the roof structure
 - It does not extend beyond the foot print of the floors below
 - It is the highest habitable portion of the building; and
 - Fifty percent or more of the area has a ceiling height of seven feet or less.

10-12-10
1512
HARDOUN
4 OF



**City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception**

November 03, 2010

File Number: **C8I-2010-0283**

Address: **1512 HARDOUIN AVE**

Tax Parcel I.D. # **0115010312**

Tax Map Date: **02/11/2010**

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **part of Lot 1, and a portion of the West 20' of Lot 2, Block 4, Pemberton Heights, Section 1** in the current deed, recorded on **Jul 01, 1982**, in **Volume 7790, Page 892**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Jul 01, 1982**, in **Volume 7790, Page 892**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Jun 25, 1963**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: _____

Daniel Word, Representative of the Director
Planning and Development Review

LEGAL LOT
K2B19LE
HOLLAND
11/3/2010

From: La Bonte, Lei Lonnie <leilonnie.labonte@ci.austin.tx.us>

To: jhhj1413 <jhhj1413@aol.com>

Cc: Sadowsky, Steve <Steve.Sadowsky@ci.austin.tx.us>

Subject: Administratively Approved National Register Historic District application for NRD-2010-0144, 1512 Hardouin Avenue & NRD-2010-0142, 2000 Parkway

Date: Tue, Dec 21, 2010 11:16 am

Attachments: A_POLICY_VIOLATED_FILE_WAS_DETECTED_AND_REMOVED.TXT (152)

Dear Jimmy;

NRD-2010-0144, 1512 Hardouin Avenue & NRD-2010-0142, 2000 Parkway, Case Status: administratively approved on 12/16/2010

You will need to take the signed documents to the 2nd-floor (Permitting Department) of the One Texas Center Building at 505 Barton Springs Road between 8am - 11am to meet with a residential zoning reviewer to finish the permit process permit if needed.

Here is the link to our City of Austin Historic Website:

http://www.ci.austin.tx.us/historic/hl_com.htm

Contact information for the City of Austin Historic Preservation Office

Mr. Steve Sadowsky, the City Historic Preservation Office, Neighborhood Planning and Zoning Department, can be contacted by telephone at 974-6454, fax at 974-9104 or e-mail him at steve.sadowsky@ci.austin.tx.us.

Ms. Lei Lonnie La Bonte, the City Historic Preservation Office, Neighborhood Planning and Zoning Department, can be contacted by telephone at 974-2890, fax at 974-9104 or e-mail her at leilonnie.labonte@ci.austin.tx.us.

Mailing Address:

City of Austin, City Historic Preservation Office
Neighborhood Planning and Zoning
Department,
P. O. Box 1088
Austin, Texas 78767

Physical Address:

One Texas Center
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Lei Lonnie La Bonte
Administrative Specialist
Support for the
City Historic Preservation Office
974-2890

505 Barton Springs

Austin, Texas 78701

(512) 974-2632 phone

(512) 974-9112 phone

(512) 974-9779 fax

(512) 974-9109 fax



Austin Energy

Electric Service Planning Application (ESPA)

For Residential and Commercial "SERVICE ONLY"

Under 350 amps 1 ϕ or 225 amps 3 ϕ

Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request JAMES HOLLAND ARCHITECT Phone 512-577-2061

Email jhhj1413@aol.com Fax _____

Project Name KREISLE RESIDENCE ☐ New Construction ☒ Remodeling

Project Address 1512 HARDVIN AVE. OR

Legal Description S. 93' OF LOT 1 AND W 20' OF LOT 2 Lot _____ Block 4
PEMBERTON HEIGHTS SEC. 1

Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)

Who is your electrical service provider? ☒ AE ☐ Other _____

☒ Overhead or ☐ Underground Voltage LR ☒ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)

Service Main Size(s) _____ (amps) Number of Meters? 1

AE Service Length _____ (ft.) Conductor _____ (type & size)

SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____

Total AC Load _____ (Tons) Largest AC unit _____ (Tons)

LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)

Electric Heating _____ (kW) Other _____ (kW)

Comments: Addition to existing house / front porch / detached garage
adding second story and first floor addition

ESPA Completed by (Signature & Print name) _____

Date _____

Phone _____

Approved: ☒ Yes ☐ No (Remarks on back) _____

974-2632

AE Representative _____

Date _____

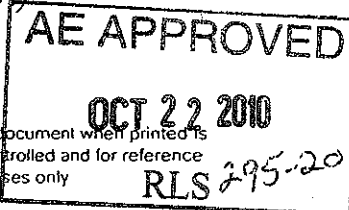
Phone _____

Application expires 180 days after date of Approval

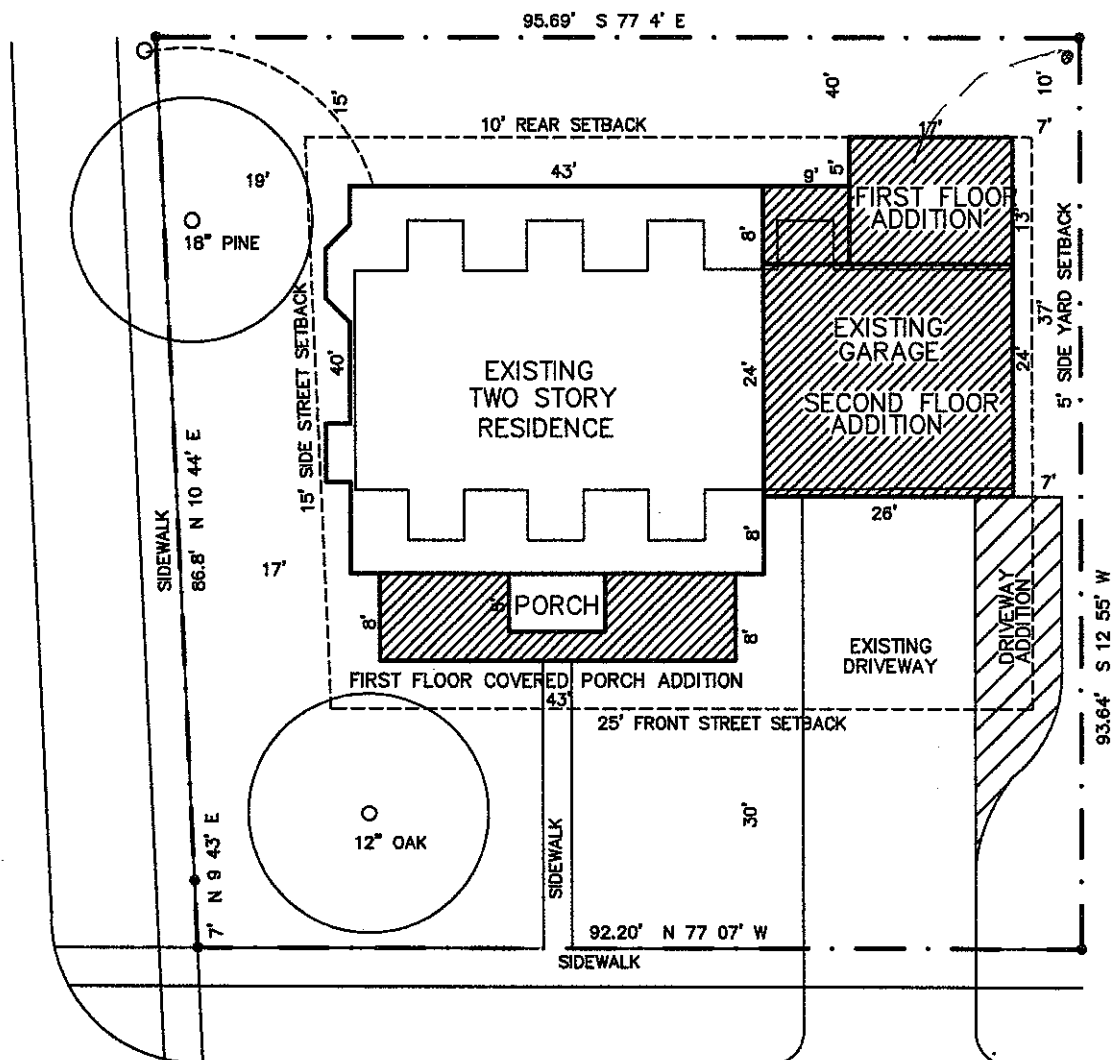
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.



HARRIS BLVD.

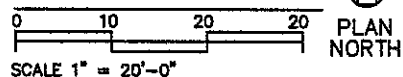


All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

HARDOUIN AVE.

AE APPROVED
OCT 22 2010
RLS 295-20

SITE PLAN



S 93.7' LOT 1 AND W 20' LOT 2 BLK 4 PEMBERTON HEIGHTS SEC 1
SITE ACRES 0.210 = 9,148 SF

Justin Williams

HOLLAND ARCHITECTURAL
1413 PRESTON AVE
AUSTIN, TEXAS 78703
512-478-6554



KREISLE RESIDENCE
REODEL AND ADDITION
1512 HARDOUIN
AUSTIN, TEXAS 78703

SHEET NO.
A1.0
OCT. 20, 2010
ESPA



Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

KREISLE RESIDENCE (Please Print or Type)

Customer Name: JAMES HOLLAND Phone: 512-478-6554 Alternate Phone: 512-577-2061

Service Address: 1512 HARDOUN AVE.

593' OF LOT 1 AND W 20' OF LOT 2

Lot: 4 Block: 4 Subdivision/Land Status: PEMBERTON SEC. 1 HEIGHTS Tax Parcel ID No.: _____

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: 3 Number of proposed bathrooms: *1

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No ✓

City of Austin Office Use

Water Main size: 8" Service stub size: 1 1/4" Service stub upgrade required? N New stub size: _____

Existing Meter number: 231788 Existing Meter size: 1" Upgrade required? N New size: _____

Service: Septic System/On-Site Sewage Facility (OSSF) _____ or W&W Collection System ✓ W&W Main size: _____

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____

Date _____

Phone _____

OSSF (if applicable) Approved by UDS (Signature & Print name) _____

Date _____

Phone _____

W&W Representative _____

Date 10/22/10

Phone 974-8734

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

RECEIVED
OCT 22 2010

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION



**City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception**

November 03, 2010

File Number: C8I-2010-0283

Address: 1512 HARDOUIN AVE

Tax Parcel I.D. # 0115010312

Tax Map Date: 02/11/2010

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

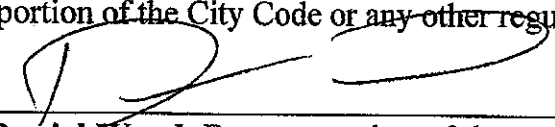
The parcel of land consists of five acres or less, and is described as being **part of Lot 1, and a portion of the West 20' of Lot 2, Block 4, Pemberton Heights, Section 1** in the current deed, recorded on **Jul 01, 1982, in Volume 7790, Page 892, Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Jul 01, 1982, in Volume 7790, Page 892, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water service on Jun 25, 1963**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:


**Daniel Word, Representative of the Director
Planning and Development Review**

Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
P.O. Box 149012
Austin, Texas 78714

Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318

City of Austin Zoning Profile

Disclaimer:

The information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-974-2213.

Zoning: SF-3-NP

Zoning Overlay: NEIGHBORHOOD PLANNING AREAS

Neighborhood Planning Area: NONE

Sub District Name: NONE

Neighborhood Planning Area: OLD WEST AUSTIN

Sub District Name: OLD WEST AUSTIN

Neighborhood Planning Area: WINDSOR ROAD

Sub District Name: WINDSOR ROAD

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides final zoning assistance and can advise you on the type of development allowed on a property. A Zoning Verification Letter can be ordered by calling 512-974-2213. General information on Neighborhood Planning Areas is available from [Neighborhood Planning](#). Visit [Zoning](#) for more online information about zoning.

Mrs. Nellie B. Kent 1512 Hardouin

158 1 & 20' of 2 4

Pemberton Hgts.

Br. & Fr. Res. with Att. Gar.

62426 12-14-55 \$12,600.00

Lake Const. Co. 8

OWNER Horace Soule *8-10-73 Remodel* ADDRESS 1512 Hardowin Ave.

PLAT 158 LOT 1 & 20' of 2 BLK 4

SUBDIVISION Pemberton Hts.

OCCUPANCY Res. & storage


BLD PERMIT # 106034 DATE 11-30-67 OWNERS ESTIMATE \$1,300.00

CONTRACTOR Texas Lumber Co. NO. OF FIXTURES none

WATER TAP REC # -- SEWER TAP REC # --

Frame addn. to rear of res. 168 sq. ft.

8-10-73 137679 Randolph G. Mueller remodel exist res.

ADDRESS: 1512 Hard <i>win</i>		PERMIT: 211674		PLAT:	
LOT:		BLOCK:		SUBDIVISION:	
OCCUPANCY: <i>Res</i>		DIMENSIONS:			
OWNER:		CONTRACTOR:		PLUMBER:	
				MECH. <i>Hickman</i>	
LAYOUT:		ELECTRICAL:		R.O.W. CONCRETE:	
LUMBERING ROUGH		<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">N ↑</div> <div style="border: 1px solid black; width: 300px; height: 200px; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-family: cursive; font-size: 40px;">GAS</div> </div> </div>			
POWER					
ROOF					
FOUNDATION					
FRAMING					
INSULATION					
LUMBERING TOP OUT					
MECHANICAL ROUGH					
ELECTRICAL ROUGH					
WALLBOARD					
FINAL BUILDING		 <small>City of Austin</small>			
PLUMBING <i>9/11/81</i> <i>1/82</i>					
MECHANICAL					
ELECTRICAL					
SIDEWALKS & DRIVES					
HD 2046 JUNE 80		CLERK: <i>K12</i>		DATE: 8-5-81	
INSPECTOR:					



BUILDING INSPECTION DEPARTMENT--ELECTRIC DIVISION
INSPECTOR'S FIELD CARD

DATE: 8-5-81

ADDRESS 1512 Hardison OWNER _____ PERMIT # 217674

CONTRACTOR Haney ACCT. # _____ PHONE _____

SQ. FT. _____ OCC. CLASS res FEE \$ 10.00

DATE DEBITED _____ AMOUNT _____ WORK PROPOSED ETJ \$20.00 \$ _____

NEW REINSP. \$10.00 \$ _____

REPAIR OTHER \$ _____

REMODEL TOTAL FEES \$ _____

SET LOOP EST. COST \$ _____

1 PH. LOAD 1 ph. SIZE SERVICE COND. _____

3 PH. LOAD 3 ph. SIZE METER BASE/CAN _____

COMMENTS:

GROUND TO
PROPOSED WORK _____

BID 3024 REV JAN 80

TYPE	DATE	OK	CORRECTIONS
<u>F</u>	<u>3-10-82</u>	<u>15 SEP</u>	
LOOP: 3W <input type="checkbox"/> 4W <input type="checkbox"/>			
SERVICE: IN <input type="checkbox"/> NEEDS <input type="checkbox"/>			
SIZE SERVICE: <u>10</u>			
<u>3/0</u>			
<u>3/0</u>			
<u>3/0 480-277</u>			
OTHER:			
METER BASE S <input type="checkbox"/> 30S <input type="checkbox"/>			
MI <input type="checkbox"/> M2 <input type="checkbox"/> PRIMARY <input type="checkbox"/>			
TYPE SERVICE: OVERHEAD <input type="checkbox"/>			
UNDERGROUND <input type="checkbox"/>			
LOAD <u>10</u> <u>30</u>			

INSPECTOR [Signature]

DATE PERMIT CLOSED: 3-9-82

ADDRESS: 1512 Hardown Ave PERMIT 137079 PLAT 158

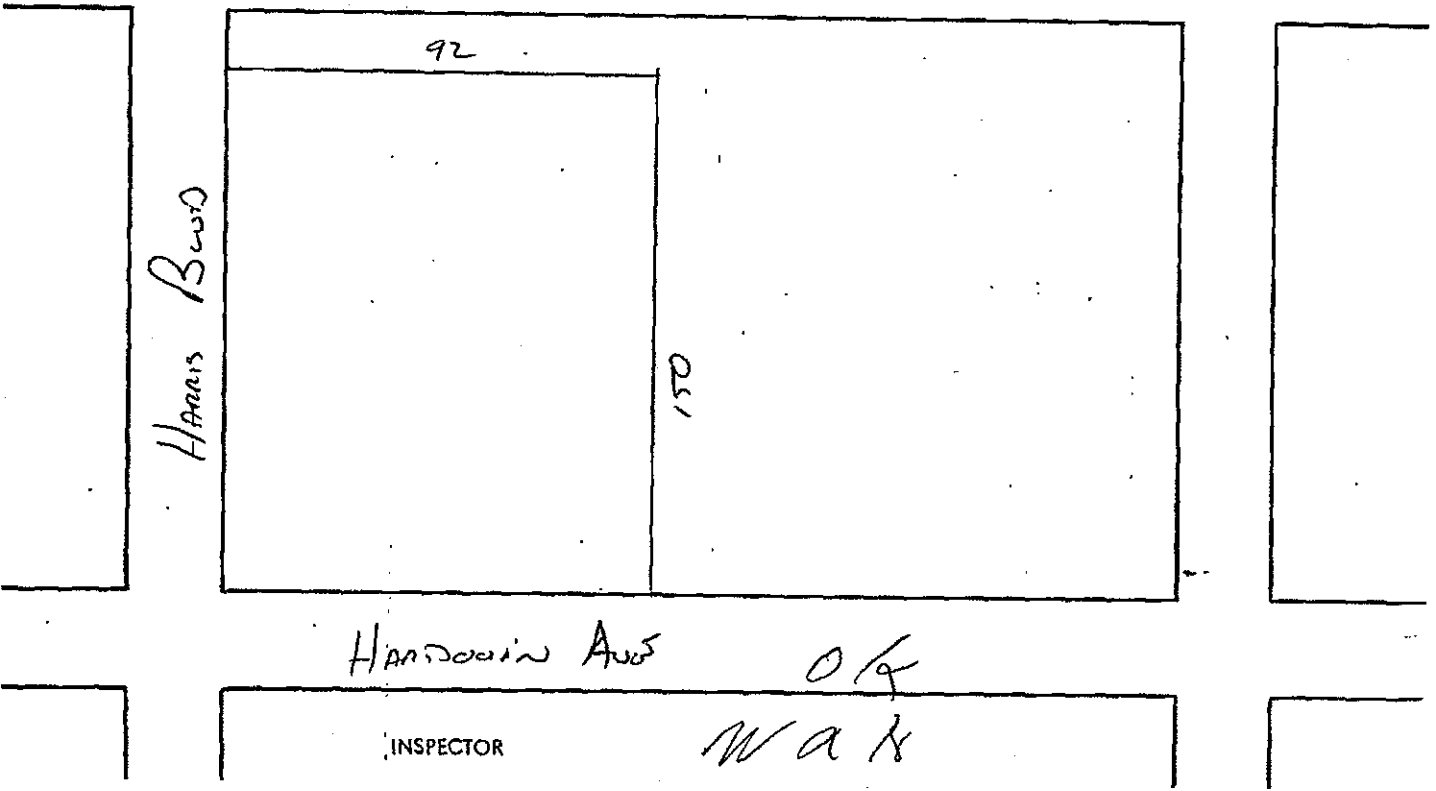
LOT: 1st 20' of 42 BLOCK 4 SUB. PAMBERTON HOTS
OUTLOT

FIRE ZONE 3 USE DIST: A-12 OCCUPANCY: ~~Res~~ Remove Ex 155 Res.

Can	LAYOUT		FRAMING	7-16-74	FINAL		ROOF OVERHANG	
	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	
FOUNDATION			FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.		ACC. BLDG.	
FR. SETBACK			CEILING JOIST SIZE & O.C.		ROOM VENTILATION		PAVED PARKING	
TOTAL & MIN. SIDE YD.			STUD SIZE & O.C.		STAIRS REQ. & NO.			
SIDE STREET YARD			MASONRY WALL		ATTIC FIRE STOPS REQ.			

OWNER: RANDOLPH G. MURPHY CONTRACTOR: —

8-10-73



ADDRESS: 1512 Hardaway ne. PER-MIT 10603 PLAT 158

LOT: 1 & 20' of 2 BLOCK 14 SUB. Dembenton Hgts

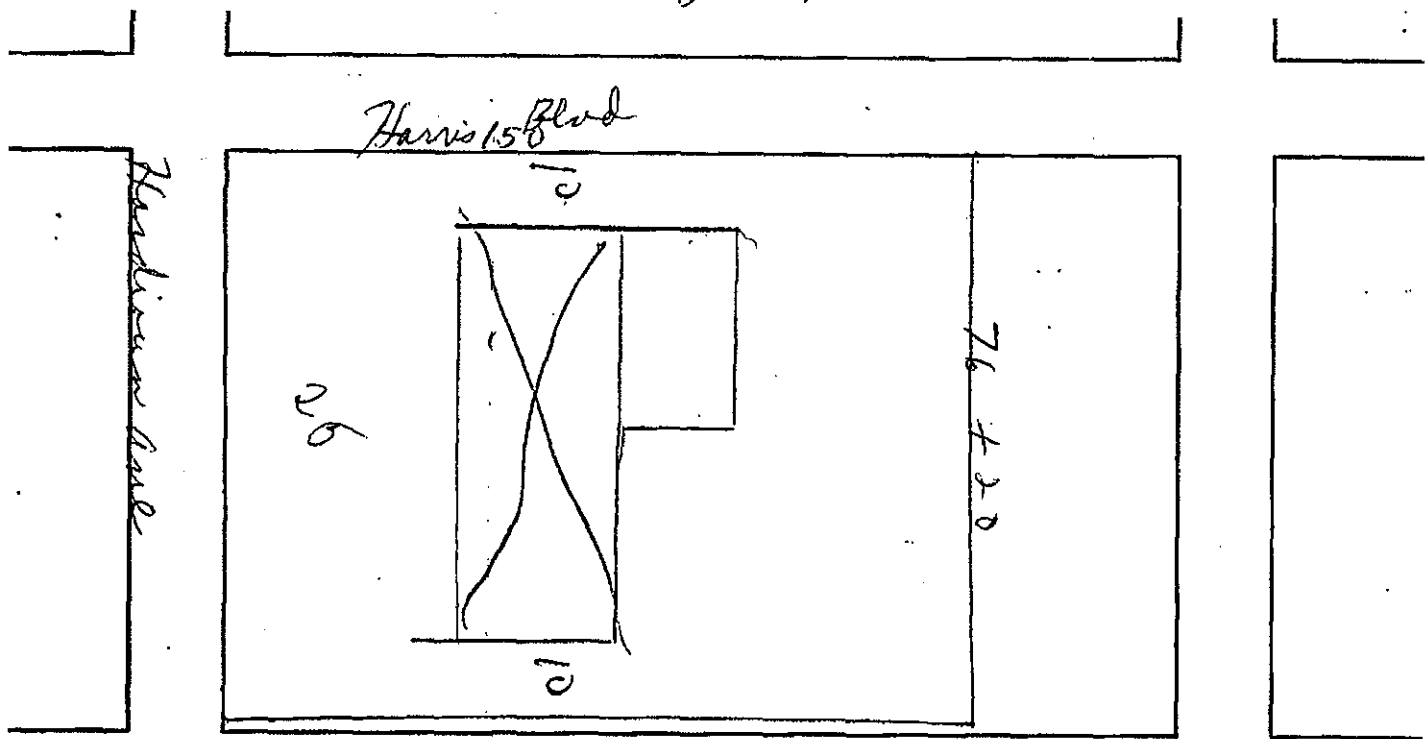
FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: addn to Res.

LAYOUT		FRAMING		FINAL		ROOF OVERHANG
PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
			OK			16"
FOUNDATION	S	FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.	✓	ACC. BLDG.
FR. SETBACK	25'	CEILING JOIST SIZE & O.C.	2x4 16	ROOM VENTILATION	✓	PAVED PARKING
TOTAL & MIN. SIDE YD.	20' 10'	STUD SIZE & O.C.	2x4 24	STAIRS REQ. & NO.		
SIDE STREET YARD	10	MASONRY WALL		ATTIC FIRE STOPS REQ.		

OWNER: Horace Laule CONTRACTOR: Lee Lumber Co.

12 X 14 = 168 sq

76-11-30-67



INSPECTOR E.D.

